

159.0

0005

0020.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
699,600 / 699,600

USE VALUE:

699,600 / 699,600

ASSESSED:

699,600 / 699,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		WAVERLY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BERGAMINI LAURA	
Owner 2:	
Owner 3:	

Street 1: 80 WAVERLEY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	7									388,499						388,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							105736
							GIS Ref
							GIS Ref
							Insp Date
							06/30/18

PREVIOUS ASSESSMENT							Parcel ID	159.0-0005-0020.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,100	0	4,500.	388,500	699,600	699,600	Year End Roll	12/18/2019
2019	101	FV	238,100	0	4,500.	388,500	626,600	626,600	Year End Roll	1/3/2019
2018	101	FV	238,100	0	4,500.	327,500	565,600	565,600	Year End Roll	12/20/2017
2017	101	FV	238,100	0	4,500.	299,700	537,800	537,800	Year End Roll	1/3/2017
2016	101	FV	238,100	0	4,500.	255,300	493,400	493,400	Year End	1/4/2016
2015	101	FV	232,500	0	4,500.	222,000	454,500	454,500	Year End Roll	12/11/2014
2014	101	FV	232,500	0	4,500.	205,400	437,900	437,900	Year End Roll	12/16/2013
2013	101	FV	232,500	0	4,500.	195,400	427,900	427,900		12/13/2012

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
GIBER DAVID J/E	25743-489		10/18/1995			236,500	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/19/2011	1145	Re-Roof	4,000						6/30/2018	MEAS&NOTICE	HS	Hanne S					
4/6/2001	194	Siding	23,000 C					VINYL SIDING	3/6/2009	Inspected	189	PATRIOT					
									12/2/2008	Measured	345	PATRIOT					
									12/5/2001	External Ins	PM	Peter M					
									4/17/2000	Inspected	276	PATRIOT					
									12/16/1999	Mailer Sent							
									12/7/1999	Measured	256	PATRIOT					
									1/1/1990		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 1	Rating: Good	WIP. INTERIOR RENOVATION, CEILING & KIT RENO, NEW HEAT SYSTEM CK 7/09.													
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: BLUE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1937	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD	Phys Cond: GD - Good			18. %															
Prim Int Wall: 2 - Plaster	Functional:			%															
Sec Int Wall: %	Economic:			%															
Partition: T - Typical	Special:			%															
Prim Floors: 3 - Hardwood	Override:			%															
Sec Floors: %	Total:			18.6 %															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ: 125.00				Rate Parcel ID Typ Date Sale Price											
Bsmnt Gar: 1				Size Adj.: 1.29338229															
Electric: 3 - Typical				Const Adj.: 0.99989998															
Insulation: 2 - Typical				Adj \$ / SQ: 161.657															
Int vs Ext: S				Other Features: 88750															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 4 - Radiant H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 382240															
% Com Wall	% Sprinkled:			Depreciation: 71097															
Depreciated Total: 311143				Final Total: 311100				WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: Before Depr: 161.66 Special Features: 0 Val/Su Net: 129.41 Val/Su SzAd: 190.63											
MOBILE HOME				Make: Model: Serial #: Year: Color:				PARCEL ID 159.0-0005-0020.A											
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X10	G	AV	2000		0.00	T	15.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							